

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD 08/11/2016.

The meeting was held in the Grantsville City Council Chambers at 429 E. Main Street in Grantsville, Utah. Those present were Commission Chairman Robbie Palmer, Commission Members Gary Pinkham, Jaime Topham, Erik Stromberg, and Colleen Brunson, Attorney Joel K. Linares, Council Liaison Neil Critchlow, and Zoning Administrator Jennifer Williams. Also present was Adam Nash, Gordon Fields, Mike Quarnberg, Mike Tonioli, Andrea Tonioli, Gary Dalton, Sylvia Dalton, Todd Castagno, Mike Johnson, Ryan Ussing, Bret Allen, Angela Allen, Mike Worthington, Carole Worthington Geldmacher, Clayton Worthington, Marilyn Jensen, and Kent Liddiard with the Grantsville Fire Department.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

7:00 P.M. PUBLIC HEARINGS:

- a. Proposed rezoning of 21.1 acres of land at 176 West Clark Street for Lazy Heart Livestock Corporation and Adam Nash to go from an A-10 zone to a R-1-21 zone.** The public hearing was opened by Chairman Palmer at 7:02 p.m. and he called for comments. With no comments being offered, Chairman Palmer closed the public hearing at 7:02 p.m.
- b. Proposed amended concept plan for Harold and Jill Van Dyken, Neil and Cheryl Johnson, and Adam Nash on the Mustang Ridge Subdivision at 650 East Main Street for the creation of one hundred twenty-four (124) lots in a split zone of RM-7 and R-1-12.** The public hearing was opened by Chairman Palmer at 7:02 p.m. and he called for comments. With no comments being offered, Chairman Palmer closed the public hearing at 7:03 p.m.
- c. Proposed minor subdivision for Sha Rhon's Enterprises, LLC and Gordon Fields dividing 3.45 acres of land from one (1) lot into three (3) lots at 840 North Old Lincoln Highway in the RR-1 zone.** The public hearing was opened by Chairman Palmer at 7:03 p.m. and he called for comments.

Ryan Ussing stated he is directly adjacent to this property. He got notice that it was going to be subdivided. It currently exists as an RR-1, but the current zoning map shows it as an A-10. He bought a corner lot because he knew it was A-10 across the street and that he might have one house next to him, not three houses. It is going to adversely impact the value of his house. He is not a big fan of building three additional houses next to his. Is he correct on the zoning? Is it RR-1 or A-10?

Jennifer Williams stated it was A-10, but has been rezoned to a RR-1.

With no further comments being offered, Chairman Palmer closed the public hearing at 7:05 p.m.

- d. Proposed minor subdivision for Carole Worthington Geldmacher dividing 73.97 acres of land from one (1) lot into four (4) lots at 550 North Old Lincoln Highway in a split zone of R-1-21 and A-10.** The public hearing was opened by Chairman Palmer at 7:05 p.m. and he called for comments. With no comments being offered, Chairman Palmer closed the public hearing at 7:06 p.m.
- e. Proposed minor subdivision for Grantsville Property, LLC and Todd Castagno dividing 87.10 acres of land from two (2) lots into four (4) lots at approximately 1200 East SR112 in a split zone of RM-15 and CS.** The public hearing was opened by Chairman Palmer at 7:06 p.m. and he called for comments. With no comments being offered, Chairman Palmer closed the public hearing at 7:06 p.m.

THE MEETING WAS OFFICIALLY CALLED TO ORDER BY CHAIRMAN ROBBIE PALMER, AT 7:06 P.M.

- 1. Review of animal C.U.P. #15-28-1151 for the keeping of twenty (20) horses, two (2) cows, and (2) pigs for Mike and Andrea Tonioli at 558 South Hale Street.** Mike Tonioli represented this item for himself and Andrea Tonioli.

Robbie Palmer asked if they were aware that someone had visited their property. It looks like they have done everything asked of them. Has everything gone smoothly?

Mike Tonioli stated that yes, someone visited their property several times. It is a lot of work but everything is going smoothly.

Gary Pinkham, based on this review, moved to remove the constraints on the conditional use permit with regards to bringing it back for review and allow the conditional use permit to go into permanent status. Jaime Topham seconded the motion. All voted in favor and the motion carried.

- 2. Consideration of a rezone of 21.1 acres of land at 176 West Clark Street for Lazy Heart Livestock Corporation and Adam Nash to go from an A-10 zone to a R-1-21 zone.** Adam Nash represented this item for himself and Lazy Heart Livestock Corporation and he stated to the Commission:

He is the applicant along with the property owners for this rezoning request. In August 2015, the City adopted a master plan that had been studied for three plus years. Master Plans are permitted, by state law for municipalities and governments, to create the boards to oversee them, such as the Commission and City Council. Through their statements, texts, maps, and illustrations they design long term physical development for municipalities. Comprehensive Plans should be internally consistent with policies, forecasts, and standards. He felt with the last couple of items that he has brought forward there has not been consistency. They studied the master plan of the community and want to make sure they are on the same page with this project.

Adam Nash showed the general plan map of the city and pointed out the cross section of the middle of town. He explained the different designations and locations.

Adam Nash stated it was an exhausting process the City went through to identify the needs of the community and address the growth. By 2050, Tooele County will have about three and half times as many people so, planning is vital. Planning of housing is vital to handle the City's population. They try and comply with the master plan. They are not asking for the master plan to be revised. This property straddles RM-7 on Clark Street and the balance of the property in the rear is in the A-10 zone. The A-10 zone is somewhat of a holding zone because people won't typically build one house on 10 acres. The master plan shows the front 450 feet to be in a medium density which is up to three lots per acre and the balance is up to two lots per acre. Their density has been well identified as complying with the master plan. Their steps at looking to develop the property was first: the property be available, second: they have utilities, and third: they comply with the zoning to get the kind of project they would like to develop. So that is why they are in here with the request for the R-1-21 on the portion that is currently zoned A-10. Mike Johnson is here and he is a property owner of a substantial border of this property. He talked to Mr. Ratcliffe, who is the property owner to the northeast. He is in support of the rezone but is in Colorado and can't be here. He said he would like to get more details of the project as their development plans are submitted.

Jaime Topham asked why he felt the need to lecture the Commission.

Adam Nash stated he gets recommendations from different entities in the City and their interest should be coherent in the representation of the master plan and the community. Their recent experience is that that is not the case.

Attorney Linares stated Adam Nash's last project that was in compliance with the master plan and that came through Commission and Council was approved.

Adam Nash stated it was approved with a 3-2 vote.

Attorney Linares stated that is equivalent to a 5-0 vote.

Robbie Palmer stated, as long as things fall within the master plan, there really hasn't been any issues.

Attorney Linares asked Adam Nash if he has ever had a project come through that was in compliance with the code and the master plan that didn't get approved.

Adam Nash answered no.

Jaime Topham stated perhaps they are not the body that he needs to have this discussion with. He is lecturing the wrong body. She asked Adam Nash if he plans to have this same discussion with City Council.

Attorney Linares stated, the very group he just lectured about the master plan, is the very group that pondered it for three years and created it. So they are aware of it.

Jaime Topham moved to approve the rezone of 21.1 acres of land at 176 West Clark Street for Lazy Heart Livestock Corporation and Adam Nash to go from an A-10 zone to a R-1-21 zone. Colleen Brunson seconded the motion. The voting was unanimous in the affirmative and the motion carried.

3. **Consideration of an amended concept plan for Harold and Jill Van Dyken, Neil and Cheryl Johnson, and Adam Nash on the Mustang Ridge Subdivision at 650 East Main Street for the creation of one hundred twenty-four (124) lots in a split zone of RM-7 and R-1-12.** Adam Nash represented this item for himself, Harold and Jill Van Dyken, and Neil and Cheryl Johnson and he stated to the Commission:

This project encompasses 45 acres of property from Main Street to Durfee Street at approximately 650 East. They came through earlier this year with a request for only the Van Dyken property. Since that time, they have made arrangements with the adjoining property owners to the south to acquire the balance of the site. The plan is more encompassing of the boundary of the project.

Robbie Palmer asked if they have received the Aqua Memo with the needed corrections. Do you see a problem with complying with any of those?

Adam stated he has and there are no problems complying. They are having a master plan done by Rocky Mountain Power to make sure there is capacity for this type of project, so they can plan accordingly. It is a six-month study and was started a couple of months ago. When they are done, there will be a layout for transformers and back up for power.

Gary Pinkham stated there was a stub street going off to the east. Is it lining up with the existing street plan?

Adam Nash stated it is Cherry Street. It is consistent with what is being developed to the east. Running northwest through the Van Dyken property, there is a line that they will upgrade and bring into standard and relocate. This project is going to take advantage of secondary water. So they will be addressing those lines also by upgrading them and putting them into proper utilities easements.

Jennifer Williams stated there are seven corrections that need to be made on the concept plan prior to moving forward. Then there are two issues that need to be addressed: 1) They do not have the proper fire flow for phase 1, and 2) they need to address storm water management moving forward.

Kent Liddiard stated they are requiring that the waterline tie into Durfee for Phase 1. So as part of Phase 1, the waterline needs to be pushed through to take care of the fire flow issue.

Adam Nash agrees and stated they are anticipating doing that. If there needs to be pressure reduction vaults that need to be built, then they will. It is a great solution to the water flow at that end of town as well.

Gary Pinkham asked about their plans for storm water management.

Adam Nash stated they do not want to do what has historically been done with neighborhood basins. It has been a problem for maintenance and upkeep. They are investigating other applications that have recently been made available to them through State law and other environmental agencies. They can have more infiltration systems. There is a different type of well technics. Lining underneath the park strip with rock and fabric to disburse it. Ultimately, there will still be retention. They are limited to discharge what they currently discharge.

Erik Stromberg asked if the 20' frontage on Lot 218 will be the driveway?

Adam Nash stated no, it will need to be 45' as required.

Gary Pinkham stated, as they look at the retention systems, it could pose a problem with the sewer and water connections and maintenance if they use the front of the lots to bury them.

Adam Nash stated they are designing them to go between those and straddle the different lots. Typically, it is in the public utility easement or the park strip. That preserves where the penetration is for the sewer and water. This a multiple phase project. With five phases, it will be two to five years to develop.

Gary Pinkham moved to approve the amended concept plan for Harold and Jill Van Dyken, Neil and Cheryl Johnson, and Adam Nash on the Mustang Ridge Subdivision at 650 East Main Street for the creation of one hundred twenty-four (124) lots in a split zone of RM-7 and R-1-12 contingent upon the seven Aqua memo items being corrected, the construction of phase 1 include the tie in to the water at Durfee for adequate fire flow, and address the storm water issues. Jaime Topham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

- 4. Consideration of a minor subdivision for Sha Rhon's Enterprises, LLC and Gordon Fields dividing 3.45 acres of land from one (1) lot into three (3) lots at 840 North Old Lincoln Highway in the RR-1 zone.** Gordie Fields represented this item for himself and Sha Rhon's Enterprises, LLC.

Colleen Brunson moved to approve the minor subdivision for Sha Rhon's Enterprises, LLC and Gordon Fields dividing 3.45 acres of land from one (1) lot into three (3) lots

at 840 North Old Lincoln Highway in the RR-1 zone. Jaime Topham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

5. **Consideration of a minor subdivision for Carole Worthington Geldmacher dividing 73.97 acres of land from one (1) lot into four (4) lots at 550 North Old Lincoln Highway in a split zone of R-1-21 and A-10.** Clayton Worthington represented this item for Carole Worthington Geldmacher.

Erik Stromberg moved to approve the minor subdivision for Carole Worthington Geldmacher dividing 73.97 acres of land from one (1) lot into four (4) lots at 550 North Old Lincoln Highway in a split zone of R-1-21 and A-10. Colleen Brunson seconded the motion. The voting was unanimous in the affirmative and the motion carried.

6. **Consideration of a minor subdivision for Grantsville Property, LLC and Todd Castagno dividing 87.10 acres of land from two (2) lots into four (4) lots at approximately 1200 East SR 112 in a split zone of RM-15 and CS.** Todd Castagno represented this item for himself and Grantsville Property, LLC and he stated to the Commission:

The footprint of each of these lots matches what the zoning was approved for at concept way back when. They are breaking it down so they can come back and work on it piece by piece. They will end up with two commercial parcels up front and then one multifamily and one single family. The sole purpose of coming forward with a minor subdivision is to be able to deal with each lot individually. As they start to work on the project, each lot will be somewhat intertwined. It will make it easier for all of them to be able to move forward in bits and pieces. All four lots have frontage on SR112.

Jennifer Williams stated this still needs to be looked at as a minor subdivision with the rules still applying as such.

Gary Pinkham asked if the access for Lot 4 is a half width road that has been on the table before.

Todd Castagno stated he thinks they have moved it back to a full width but can't be sure. It could be the half width. It does meet the requirements.

Jaime Topham asked what their plans are for water and sewer.

Todd Castagno stated sewer, for the first couple of phases, would go to the west and hook into Durfee Street along with a main water line and then they would need to bring a waterline down from the Deseret Peak Complex.

Gary Pinkham stated the developer was to provide all that originally.

Todd Castagno agreed. He stated all those agreements have lapsed, but, they will come back with the same proposal for sewer and water. The back parcel has an easement over the front parcel for access. The county wanted them to show the easement on the mylar. But, they will vacate the easement prior to recording the mylar. The final decision was that the easement will no longer need to exist as all four lots have frontage along SR112.

Jaime Topham asked about the jog in the corner of Lot 3. Will Lot 3 be multifamily?

Todd Castagno stated the jog is where the proposed office and entrance will be.

Erik Stromberg moved to approve the minor subdivision for Grantsville Property, LLC and Todd Castagno dividing 87.10 acres of land from two (2) lots into four (4) lots at approximately 1200 East SR 112 in a split zone of RM-15 and CS contingent upon the P.U.E. on the back of Lot 3 be corrected and the cost of the off-site improvements for water and sewer be the developers. Jaime Topham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

- 7. Approval of minutes of the previous business meeting in July:** Jaime Topham moved to approve the minutes of the July meeting. Colleen Brunson seconded the motion. Erik Stromberg abstained from voting. All voted in favor and the minutes stood approved.
- 8. Report from Council Liaison Member Neil Critchlow:** Councilman Critchlow publicly thanked the Commission for all they do and apologized for missing the meeting last month.
- 9. Adjourn:** Gary Pinkham moved to adjourn the meeting at 7:49 p.m. Erik Stromberg seconded the motion. All voted in favor and the meeting adjourned.

Jennifer Williams
Zoning Administrator